

Meeting: Double Knob Property Owners Association (DK-POA)
Annual Meeting

Workshop Date: October 3, 2015

Attendees:

<i>21 in attendance</i>
2014-2015 POA Officers in attendance: Joseph Miller, Scott Nichols, Wendy Miller and Beth Rubio

Location: 199 Amy Creek Circle, Ellijay GA

General Notes:

1. Meeting called to order by:
 - a. Joe Miller
 - b. Seconded by: Randall Mullen

2. Motion to approve 2014-2015 POA meeting minutes
 - a. Motion by: Beth Rubio
 - b. Seconded by: Wendy Miller
 - c. Announced: all POA mailers go to tax record addresses unless otherwise specified

3. Affirmation of POA Mission – by Joe Miller
 - a. POA charter is the road only (Big Ben - first 1.1 miles of common road from Boardtown Road + .3 mile up Gobbler and Big Bend at split) no intention to expand scope

4. Year in Review – by Joe Miller
 - a. Update on regular maintenance with Phil Simons Grading from Ellijay
 - i. POA utilizes Phil Simons grading to crown/maintain the roads. The goal is for grading to occur 1-2 times per month or as needed dependent on weather. Grading is most effective just after a rain.
 1. Intent is to continue with Simons grading.
 - ii. Investigation of alternative treatments: “hot tar and tac” w/ crush treatment...acts like a binding agent on Hill areas to keep from wash boarding (like near Board-town and many county roads)
 1. Recommend for targeted sections of road – start with first hill section from mailboxes
 2. Cost is per sq foot of road done; will vary based on current oil prices and do not always have to do full width; quotes would need to be pulled but earlier example was

approximately \$5000 for a 350 foot section; may be more for third coating

3. Needs to be done between April - Sept (due to temperature; do not do in winter)
 4. Phil recommends if/where we do – ensure triple coating/application; should last 7-10 years and is easily touched up
 5. Road would still be mostly gravel;
 6. Phil would have Johnson Paving quote/do this if we choose
 7. Road would need to be closed for only a very short period (until rocked) – typically 30 min to an hour
 8. Randall Mullen indicated that this was done by a neighbor on his side of the mountain and they had to remove because of water eroding under the tar and tac. Mike Smith raised questions of slick spots during winter with tar and tac.
 9. It was decided that the priority is the narrow part of the road on the first hill coming up. We should consider re grading to widen the road at this point.
- b. Fall / Winter Efforts
- i. At fall end – POA will have Simons Grading clean all ditches and culverts
 - ii. Pre-winter – POA will have Simons Grading add more gravel to the road
- c. Email Updates: by Wendy Miller
- i. POA will continue emails to provide updates to home owners; ask that owners provide updated emails if you want to receive the email updates
- d. Postcard Mailing - by Wendy Miller
- i. We are required 1x annually (due to being a LLC) to do a mailer; this will continue.
- e. Reminder: - by Wendy Miller
- i. Current POA web site: www.doubleknobepoa.com
 - ii. Current: POA EMAIL: doubleknowpoa@yahoo.com
 - iii. Current POA post office box is in Blue Ridge for convenience purposes (Scott Nichols can visit/pick up regularly)
 - iv.
- f. Finance Update – by Scott Nichols
- i. Current Money Market balance: \$53,031.06
 - ii. Current Checking balance: \$13,686.40
 - iii. Current year deposits: \$21,525; compared to \$18,700.00 the prior year.
 - iv. Current year expenses: \$16,876 (\$454.71 of which was for administrative expenses; remainder was for road maintenance); compared \$11,320 last year.

5. Ongoing Next Steps / Needs
 - a. Email Communications
 - i. Will continue email campaigns, focus on email addresses
 - b. Community Watch
 - i. Recent vandalism caused damaged to the entrance sign as well as street signs recently installed. Encourage neighbors to keep an eye of cars/people coming and going within reason
 - c. Volunteering – Road Sign / Entrance
 - i. Thank you to Randall Mullen for continuing the front entrance work.
 - ii. Reminder: Plastic jugs at entrance reminder are for watering the flowers; residents are encouraged to pour/refill as often as willing under a self-service model
 - iii. Randall Mullen and Brian Patrick Flynn are looking into a new entrance road sign due to vandalism; donations welcome

6. Items For POA Membership Vote
 - a. Motion to remain with Simons Grading?
 - i. *Motion by: Beth Rubio*
 - ii. *Seconded by: Wendy Miller*
 - iii. *Motion approved by all / no rejections*
 - b. Motion to continue with current officers
 - i. *Motion by: Randall Mullen*
 - ii. *Seconded by: Mike Smith*
 - iii. *Motion approved by all / no rejections*
 1. *Officers for the 2015-2016 POA year:*
 - *Scott Nichols: Treasurer*
 - *Joseph Miller: President*
 - *Beth Rubio: Secretary*
 - *Wendy Miller: Vice President*
 - c. Motion to retain existing Fee Schedule
 - i. Motion to retain existing annual POA fees:
\$250 per home, \$500 impact (building fee); \$100 for an empty lot
 - ii. *Motion by: Mike Smith*
 - iii. *Seconded by: Elissa MacLaehlan*
 - iv. *Motion approved by all / no rejections*
 - d. Motion to approve board to spend funds to try tar and pack on initial road hill (pending review of costs with Johnson paving).

QUESTIONS/COMMENTS/OPEN DISCUSSION NOTES

- Paving the main road – has this been raised in the past?
 - YES – raised every year; has been determined as cost prohibitive
 - POA Board has information on a tar/cement crush substitute to paving

Meeting closed.